

173.0

0001

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

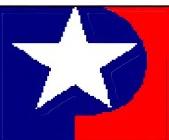
562,400 / 562,400

USE VALUE:

562,400 / 562,400

ASSESSED:

562,400 / 562,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		SUTHERLAND RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	CRONIN PATRICK R & ANGEL M
Owner 2:	
Owner 3:	

Street 1: 15 SUTHERLAND ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: MEJIA OTTO H-ETAL -

Owner 2: MEJIA CHRISTIE JEAN -

Street 1: 15 SUTHERLAND ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 2,965 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2965		Sq. Ft.	Site		0	70.	1.72	6									356,266						356,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size			Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							2965.000			205,000		1,100		356,300		562,400							
Total Card							0.068			205,000		1,100		356,300		562,400		Entered Lot Size					
Total Parcel							0.068			205,000		1,100		356,300		562,400		Total Land:					
Source: Market Adj Cost												Total Value per SQ unit /Card:		409.02		/Parcel: 409.0		Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID								
173.0-0001-0010.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	205,100	1100	2,965.	356,300	562,500	562,500
2019	101	FV	185,100	1100	2,965.	351,200	537,400	537,400
2018	101	FV	185,100	1100	2,965.	269,700	455,900	455,900
2017	101	FV	185,100	1100	2,965.	254,500	440,700	440,700
2016	101	FV	185,100	1100	2,965.	234,100	420,300	420,300
2015	101	FV	174,900	1200	2,965.	218,800	394,900	394,900
2014	101	FV	174,900	1200	2,965.	201,500	377,600	377,600
2013	101	FV	174,900	1200	2,965.	201,500	377,600	377,600

Parcel ID

173.0-0001-0010.0

Notes

Date

12/18/2019

1/3/2019

12/20/2017

1/3/2017

1/4/2016

12/11/2014

12/16/2013

12/13/2012

apro

13401

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MEJIA OTTO H-E	62070-135		6/21/2013		449,000	No	No		
GERBER DENNIS/E	23303-343		6/15/1993		135,000	No	No	Y	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018	634	Re-Roof	7,695	C				
4/26/2016	494	Redo Bas	34,320					remod bsmt includ
6/23/2014	718	Redo Kit	8,000					
4/18/2013	568	Manual	1,800	C				
9/15/1994	477	Manual	3,000					ROOFING

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
7/1/2014	Info Fm Prmt	PC	PHIL C
6/14/2013	Info Fm Prmt	EMK	Ellen K
6/14/2013	Info Fm Prmt	EMK	Ellen K
11/1/2008	Meas/Inspect	345	PATRIOT
2/11/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

